

Design and Access Statement

Heathdene, Vale of Health,
London NW3 1BB
23rd February 2015



Introduction

This report has been prepared in support of the Homeowners Planning Application for the proposed rear extension infill to a family house; Heathdene, Vale of Health, Hampstead Heath.

The existing building is a 3 storey single family, 4 bedroom, semi-detached villa (paired with Ashdown), situated on Vale of Health in the Vale of Health Conservation Area on the western side of the road. The late 19th century villa is in red brick with bay window to the front, contrasting white painted woodwork and slate clad mansard roof with dormers.

The property has what appears to be an original two storey red brick rear extension as well as a later (possibly 1980's) one storey rear extension housing the family kitchen which is awkwardly connected to a slightly recessed side return conservatory. There is also a one storey side extension housing a garage and a utility room/ WC. The newer rear extension has got white rendered walls with a sloping concrete tiled roof inset with two Velux rooflights.

The neighbouring property (Ashdown) have similar rear extensions and side conservatory. However, both properties are experiencing serious damp problems with water ingress along the rear party wall where the conservatories meet, due to the under-dimensioned rainwater/gutter system. Also, although double glazed, the conservatory is poorly insulated and is consequently very cold during winter whilst overheating in the summer months.

The layout of the existing kitchen and dining room as determined by the internal walls is awkward and disjointed and circulation space between the rooms is inadequate.

The existing floor space for the building is 206.2 m2.

The Proposals

Use

It is proposed to demolish the existing rear extension sloping roof and side conservatory and replace with a new flat roof construction. The new extension will become part of a family kitchen and dining room which, together with the proposed rooflights and glazed sliding doors, will improve natural light levels and access to the garden.

Size

The proposed development is for 2.3 m² floor space added as a one storey side infill to the existing rear extension. The new proposed floor space for the building will be a total of 208.5 m².

Layout

The proposals will infill the existing recess to the front of the existing rear side extension/conservatory to provide an open plan kitchen/dining room on the ground floor.

The new extension will be using two rooflights to bring light in over the kitchen/dining area. There will be metal framed sliding glazed doors providing ample daylight and enabling direct access to the garden in summer. These alterations will turn the rear of the house into a conveniently spaced family kitchen and dining room.

Scale and appearance

The proposed extension would not be visible from the street. The exterior will be greatly improved by replacing the current mismatched sloping roof and awkwardly jointed conservatory with a uniform flat roof design to give it a subdued modern look that is aesthetically subordinate to the main building. The shading provided by the proposed overhanging roof will be a great environmental benefit as it will prevent overheating in the summer months. See diagram below.

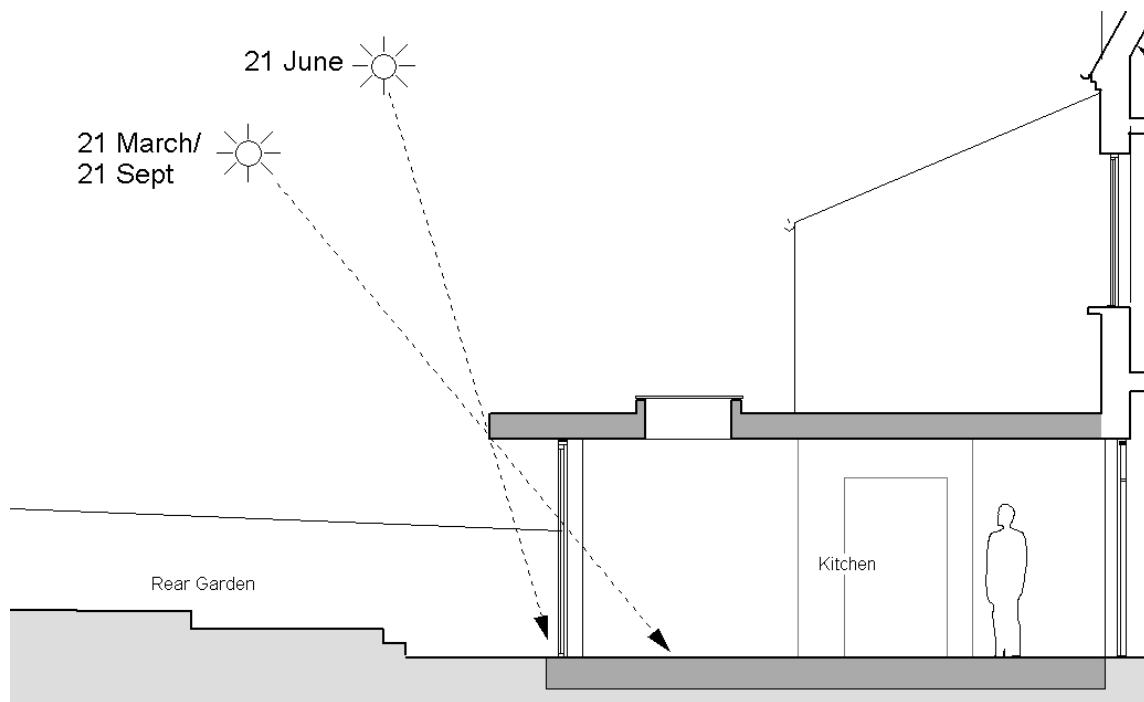


Diagram showing level of sun shading from roof overhang at different times of year

The exterior will be white rendered blockwork in keeping with the existing extension and the extension to the adjoining property (Ashdown).

The overall depth of the extension will remain the same and the new proportions will not affect light coming into the neighbouring property (Ashdown) as the new flat roof is north of the neighbour's and will be lower than the existing roof. The new flat roof will over-sail the exterior wall by 800mm, thereby providing shade over the garden doors, thus preventing overheating in summer. The roof will also be extended to the side of the building, providing cover over the return in front of the side extension.

The rear elevation will be balanced and in keeping with the scale of the rear extension of the adjoining property. It will not be visible from the street and is designed to blend seamlessly with its surroundings.

Materials: The flanking party walls will be white rendered blockwork to match existing. The roof will be a flat roof (fall 1:60) construction with asphalt finish, and lead flashings. The metal sliding doors are to give it a subdued modern look that is aesthetically subordinate to the main building.

Landscaping

The footprint of the proposed side extension covers the current recess in front of the existing conservatory. The remaining garden will remain unchanged. No pruning or felling of trees will be required during construction.

Access

Access to this residential property remains unchanged and the new floor will be level with the existing kitchen floor.

Boundaries

All existing boundary walls and landscaping will remain as existing.

Sustainability

To reflect the quality and character of the location and respect the status of the original building the materials, techniques and fittings used in the proposal will be of a high quality and be executed to a high standard, to achieve longevity. Where possible construction materials are to be sourced from renewable or recycled / recycle-able sources.

Summary

The proposed development has been designed in terms of scale, form and material detail to blend seamlessly with its surroundings.

LIST OF SUBMITTED DOCUMENTS:

- | | |
|-------------------------|-------------------|
| ▪ OS Map and Block plan | 1:1250/1:500 @ A3 |
| ▪ Existing Plans | 1:100 @ A3 |
| ▪ Existing Elevations | 1:100 @ A3 |
| ▪ Existing Sections | 1:100 @ A3 |
| ▪ Proposed Plans | 1:100 @ A3 |
| ▪ Proposed Elevations | 1:100 @ A3 |
| ▪ Proposed Sections | 1:100 @ A3 |
| ▪ Site Photographs | A4 – 4 pages |